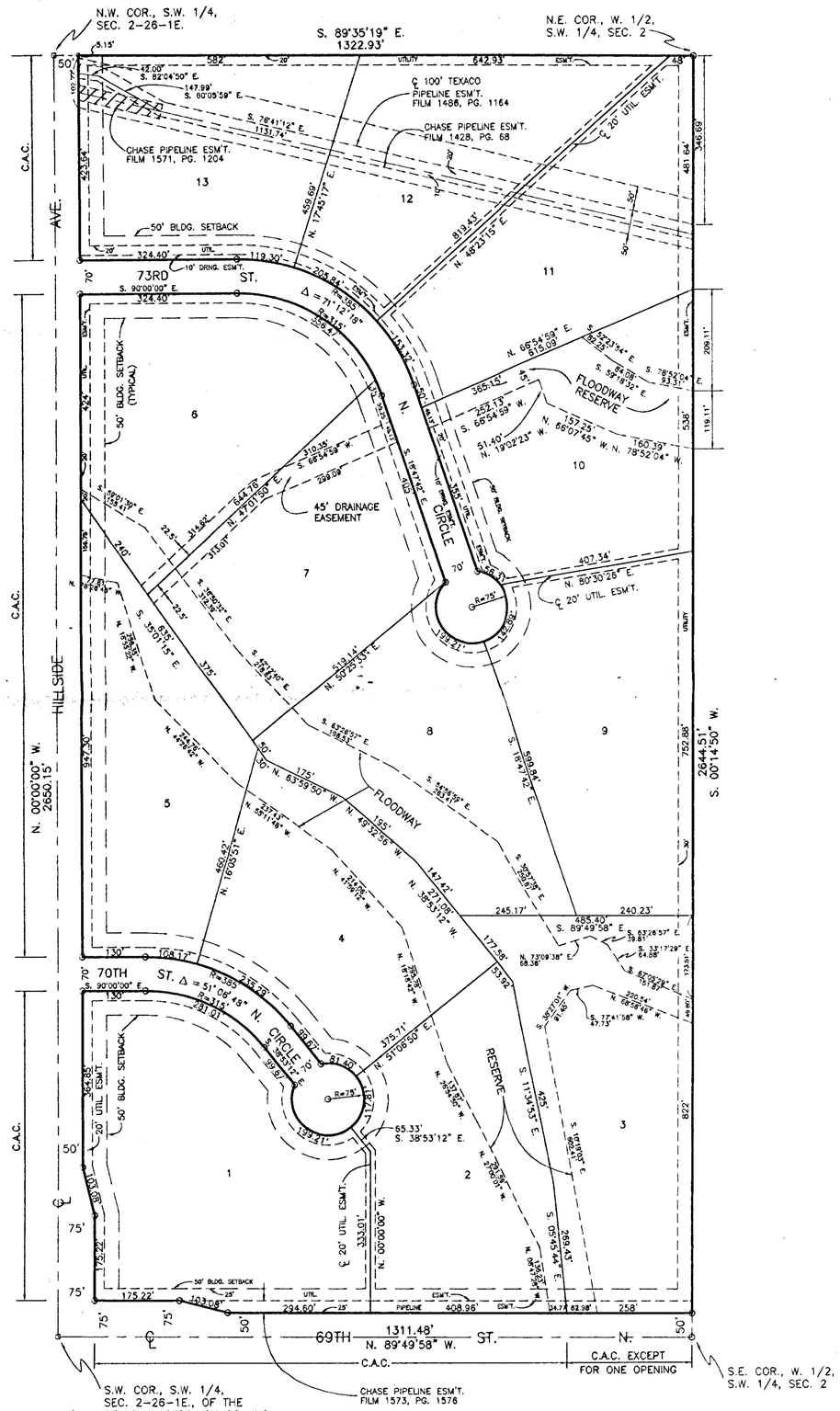



1" = 150'

o = CAPPED IRON (SET)
□ = IRON (FOUND)

C.A.C. = COMPLETE ACCESS CONTROL

# WILDWOOD ACRES

## AN ADDITION TO SEDGWICK COUNTY, KANSAS

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, CRAIG MOEHRING, A REGISTERED LAND SURVEYOR IN SAID STATE AND COUNTY, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED "WILDWOOD ACRES", SEDGWICK COUNTY, KANSAS, INTO LOTS, STREETS, AND FLOODWAY RESERVES, THE SAME BEING ACCURATELY SET FORTH ON THE ACCOMPANYING PLAT AND DESCRIBED AS THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 1 EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS.

Craig Moehring
CRAIG MOEHRING — L.S. KANSAS #875

CRAIG MOEHRING REGISTERED LS-875 KANSAS LAND SURVEYOR

KNOW ALL MEN BE THESE PRESENTS THAT WE THE UNDERSIGNED, OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, STREETS, AND FLOODWAY RESERVES TO BE KNOWN AS "WILDWOOD ACRES", SEDGWICK COUNTY, KANSAS. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. THE FLOODWAY RESERVES SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNERS, UNTIL SUCH TIME AS THE GOVERNING BODY EXERCISING JURISDICTION ELECTS TO ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE AND IMPROVEMENT OF DRAINAGE, PROVIDED FURTHER THAT NO STRUCTURES SHALL BE CONSTRUCTED ON OR WITHIN SAID FLOODWAY RESERVE NOR SHALL ANY FILL, CHANGE OF GRADE, CREATION OF CHANNEL OR OTHER WORK BE CARRIED ON WITHOUT THE PERMISSION OF THE APPROPRIATE GOVERNING BODY. ALL ABUTTER'S RIGHTS OF ACCESS TO AND FROM HILLSIDE AVENUE AND 69TH STREET NORTH ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY, PROVIDED HOWEVER THAT LOT 3, SHALL HAVE ACCESS TO 69TH STREET NORTH AT ONE (1) LOCATION, TO BE DETERMINED BY THE ENGINEER FOR THE APPROPRIATE GOVERNING BODY.

Jack L. Hobbs
JACK L. HOBBS

Nyla J. Hobbs
NYLA J. HOBBS

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

BE IT REMEMBERED THAT ON THIS 5th DAY OF Sept, 1998, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME JACK L. HOBBS AND NYLA J. HOBBS, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SEIT MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Stephen M. Ebert, NOTARY PUBLIC

STEPHEN M. EBERT State of Kansas My Appt. Exp. 4-30-2000

MY COMMISSION EXPIRES 4-30-2000

WE THE UNDERSIGNED, MORTGAGEE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLAT OF "WILDWOOD ACRES", SEDGWICK COUNTY, KANSAS.

FARMERS STATE BANK OF WESTMORELAND, KANSAS.

James E. Moore, PRESIDENT
JAMES E. MOORE

STATE OF KANSAS, COUNTY OF POTTAWATOMIE, SS:

BE IT REMEMBERED THAT ON THIS 5th DAY OF Sept, 1998, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME FARMERS STATE BANK OF WESTMORELAND, KANSAS, BY JAMES E. MOORE, PRESIDENT, ON BEHALF OF THE BANK, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME ON BEHALF OF AND AS THE ACT AND DEED OF SAID BANK. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Stephen M. Ebert, NOTARY PUBLIC
STEPHEN M. EBERT

STEPHEN M. EBERT State of Kansas My Appt. Exp. 4-30-2000

MY COMMISSION EXPIRES 4-30-2000

THIS PLAT OF "WILDWOOD ACRES", SEDGWICK COUNTY, KANSAS, HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION.

DATED THIS _____ DAY OF _____, 1998.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIRMAN
RICHARD E. LOPEZ

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT HAS BEEN APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 1998.

_____, MAYOR
BOB KNIGHT

_____, CITY CLERK
PAT BURNETT

THIS PLAT HAS BEEN APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE BOARD OF COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS _____ DAY OF _____, 1998.

_____, CHAIRMAN
MARK F. SCHROEDER

_____, CHAIRMAN PRO-TEM
PAUL W. HANCOCK

_____, COMMISSIONER
BETSY GWIN

_____, COMMISSIONER
THOMAS G. WINTERS

_____, COMMISSIONER
MELODY C. MILLER

ATTEST: _____, COUNTY CLERK
JAMES ALFORD

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ ON THE _____ DAY OF _____, 1998.

_____, REGISTER OF DEEDS
BILL MEEK

_____, DEPUTY
LINDA KIZZIRE

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1998.

_____, COUNTY CLERK
JAMES ALFORD

WICHITA — SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

July 31, 1998

FILE COPY

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

S/D 98-58 - Final Plat of WILDWOOD ACRES ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 30, 1998, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of July 24, 1998, with the exception of Item J.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with (5) copies, to the Metropolitan Area Planning Department.

2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

4. Submission of a disk to the Planning Department detailing this plat. This will be used by the City and County GIS Departments.

Please call if you have any questions.

Sincerely,

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES/le

cc: Jack Hobbs, P.O. Box 26, Stark, KS 66775
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

WICHITA — SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

July 24, 1998

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

S/D 98-58 - Final Plat of WILDWOOD ACRES ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 23, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

A. Since sanitary sewer is unavailable to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying *approval. Standard soil testing is required. A site layout is requested to determine the placement of the lagoon.*

Health Department should comment on the impact of the pipeline on the buildable area of lots 11, 12 and 13.

B. The site is currently served by Rural Water District #2. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter from the water district regarding any requirements.

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.

D. County Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved. Minimum pads need to be denoted.*

E. The applicant shall guarantee the paving of the proposed interior streets to the gravel suburban street standard. ***A 36-ft rock standard is required.***

F. Complete access control shall be dedicated along the site's frontage to Hillside and 69th St. North, with the exception of one opening for Lot 3. On the final plat, the dedication of access controls shall be referenced in the plattor's text.

The final plat includes the requested access controls.

H. The final plat shall contain the appropriate City signature block as the plat is located within three miles of the City's boundary.

The final tracing must contain the signature block for the City of Wichita.

***I. County Fire requests the final plat contain names for the interior streets, preferably named "circles".***

County Fire needs to comment on the street names. ***The street names are acceptable.***

J. A contingent right-of-way dedication between lots 9 and 10 extending to the east line of the plat is recommended in order to provide potential street connection between this property and the property to the east. This dedication shall be referenced in the plattor's text as being effective upon the platting of any adjacent subdivision having a street connecting thereto.

K. Lots 3, 5, 11 and 12 exceed the 2.5-to-1 lot depth-to-width ratio. A waiver will be needed from this provision if this plat is approved.

L. For those reserves being platted for floodway purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the County, the authority to maintain the floodway reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.

M. The Chairman of the MAPC needs to be revised to "Richard E. Lopez".

N. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

O. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

P. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

Q. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

R. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites located within the City, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

T. Perimeter closure computations shall be submitted with the final plat tracing.

U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

V. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.

W. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also certificates, which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit, are also available from this office.

The **enclosed "marked" copy of the plat** is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, July 30, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

Enclosure: Marked Copy of plat

cc: Jack Hobbs, P.O. Box 26, Stark, KS 66775
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

AGENDA ITEM NO. 3-6.

METROPOLITAN AREA PLANNING COMMISSION

July 30, 1998

STAFF REPORT

(Final Plat-Approved 07/23/98, Preliminary Plat approved 5/21/98)

**CASE NUMBER:** S/D 98-58 - WILDWOOD ACRES

**OWNER/APPLICANT:** Jack Hobbs, P.O. Box 26, Stark, KS 66775

**SURVEYOR/ENGINEER:** Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

**LOCATION:** Northeast corner of Hillside and 69th St. North

**SITE SIZE:** 80 acres

**NUMBER OF LOTS**

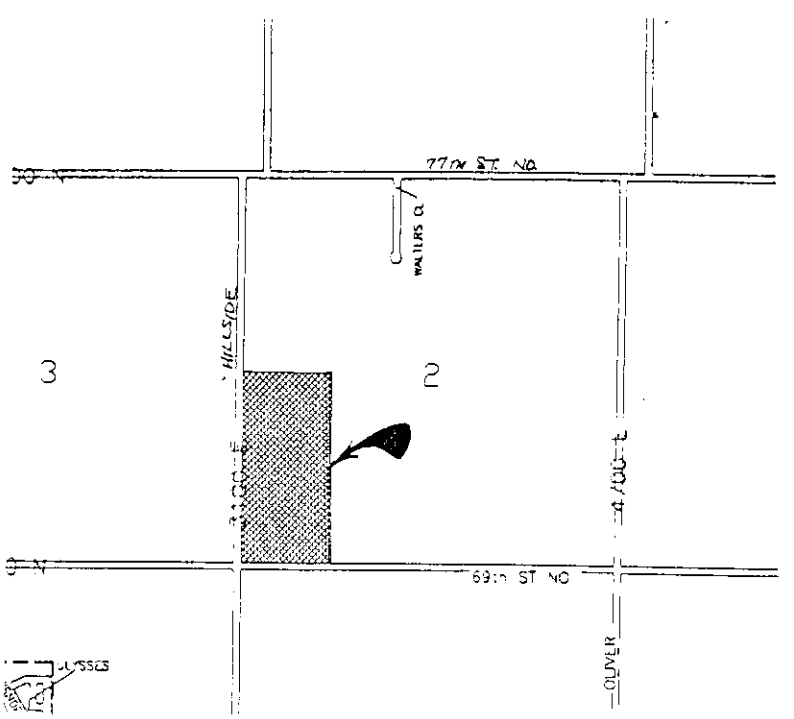
| | |
|---|---|
| Residential: | 13 |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | 13 |

**MINIMUM LOT AREA:** 5.0 acres

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



Note: Note: This site is located in the County within three miles of the City's boundary. The site is located in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. Lot developments of this type are contrary to the intent of the Comprehensive Plan; however, the MAPC and County Commission have chosen not to create an Agricultural Zoning District to protect against this type of development. It is located in the Kechi Area of Influence. The Kechi Planning Committee voted to deny this plat due to noncompliance with the Comprehensive Plan.

STAFF COMMENTS:

A. Since sanitary sewer is unavailable to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying *approval. Standard soil testing is required. A site layout is requested to determine the placement of the lagoon.*

   Health Department should comment on the impact of the pipeline on the buildable area of lots 11, 12 and 13.

B. The site is currently served by Rural Water District #2. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter from the water district regarding any requirements.

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